

ORDINANCE NO. 050113-67

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 4607 MANCHACA ROAD FROM FAMILY RESIDENCE (SF-3) DISTRICT TO LIMITED OFFICE-CONDITIONAL OVERLAY (LO-CO) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from family residence (SF-3) district to limited office-conditional overlay (LO-CO) combining district on the property described in Zoning Case No. C14-04-0152, on file at the Neighborhood Planning and Zoning Department, as follows:

A 0.991 acre tract of land, more or less, out of the Issac Decker League in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance,

locally known as 4607 Manchaca Road, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

1. Development of the Property shall comply with the following regulations:
 - A. The maximum building coverage is 35 percent.
 - B. The maximum impervious cover is 60 percent.
 - C. The maximum height is 35 feet from ground level.
 - D. The maximum height is two stories.
 - E. The maximum floor area ratio (F.A.R.) is 0.09961 to 1.0.

2. A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 300 trips per day.

3. The following uses are prohibited uses of the Property:

College and university facilities

Cultural services

Medical offices

(exceeding 5,000 sq. ft. gross floor area)

Convalescent services

Hospital services (limited)

Communications services

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the limited office (LO) base district and other applicable requirements of the City Code.

PART 3. This ordinance takes effect on January 24, 2005.

PASSED AND APPROVED

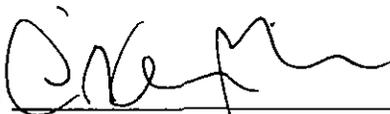
January 13, 2005

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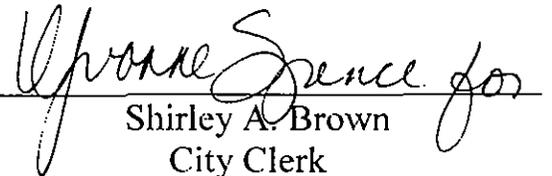
Will Wynn
Mayor

APPROVED:



David Allan Smith
City Attorney

ATTEST:



Shirley A. Brown
City Clerk

EXHIBIT "A"

LEGAL DESCRIPTION

FIELD NOTES OF 0.991 ACRE OF LAND BEING OUT OF AND A PART OF THAT CERTAIN 3 ACRES OF LAND OUT OF THE ISSAC DECKER LEAGUE IN TRAVIS COUNTY, TEXAS, DESCRIBED IN EXHIBIT A IN A WARRANTY DEED TO SARAH JO HASH OF RECORD IN DOC. 2003245697 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 0.991 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod found on the East r-o-w line of Manchaca Road, as described in a Street Deed in V. 4350 Pg. 783, being a point on the South line of the above said 3 acre tract, being the Northwest corner of the Shawn Jeanette Hash Ochoa 0.49 acre tract of record in Doc. 2001215427, Official Public Records of Travis County, Texas, same being the Southwest corner of the herein described tract and the PLACE OF BEGINNING hereof

THENCE, along the current East r-o-w line of Manchaca Road, N 30° 00' 39" E, 209.14 ft. to a 1/2" iron rod found on the North line of the said 3 acres, tract, for the Northwest corner hereof, same being a point on the South line of Lot 1 Block A of Ford Place Number One, a Subdivision of record in Book 4 Pg. 26 P.R.T.C.T.

THENCE, along the North line of the 3 acres, and the South line of Block A of said Ford Place S 60° 09' 40" E, 206.90 ft. to a 1/2" iron rod set for the Northeast corner hereof

THENCE over and across the 3 acres, same being the Northwest line of the Hash Revocable Living Trust Tract of record in Vol. 10988 Pg. 130, Real Property Records of Travis County, Texas, S 30° 16' 21" W, 209.15 ft. to a 1/2" iron rod found on the South line of the 3 acres, being the Northeast corner of the above mentioned 0.49 acre tract, for the Southeast corner hereof

THENCE along the dividing line of the 3 acres and the 0.49 acre, N 60° 09' 40" W, 205.94 ft. to the PLACE OF BEGINNING and containing 0.991 acre of land

D. J. Bell 7-13-04

PREPARED IN THE OFFICE OF B&G SURVEYING
1404 W. NORTH LOOP BLVD.
AUSTIN, TEXAS 78756
(512) 458 - 6969



6/24/2004
Job#: B0619604

FORD PLACE (BOOK 4, PAGE 285)

LOT 1-A
BLK A

LOT 1B
BLK A

MANCHACA ROAD

P.O.E.

0.991 acres

3 ACRES
SARAH JO HASH
DOC. NO. 2001245697

TRAVIS MADISON HASH
AND SARAH JO HASH
CO-TRUSTEES HASH FAMILY
REVOCABLE LIVING TRUST
(V. 10926, P. 10)

APPROXIMATE LOCATION OF 5' ELECTRIC
AND TELEPHONE EASEMENT IN (V.2254, P.284)

ADJACENT CONCRETE
S 60°09'40" E 205.84'

0.49 ACRES
SHAWN JEANNETTE HASH OCHS
DOC. NO. 2001215427

TRAVIS MADISON HASH
AND SARAH JO HASH
CO-TRUSTEES HASH FAMILY
REVOCABLE LIVING TRUST
(V. 10926, P. 10)

LEGEND

- 1/2" IRON PIPE FOUND
- 1/2" REBAR FOUND
- 1/2" REBAR SET
- 600 HAZ FOUND
- 600 HAZ SET
- SINGLE FOUND
- BARS WIRE FENCE
- CHAIN LINK FENCE
- WOOD FENCE
- METAL FENCE
- B.L. BUILDING LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- S.D.E. SURFACE DRAINAGE EASEMENT
- R/W/W. R/W/W. WATER/WASTEWATER
- E.E. ELECTRIC EASEMENT
- S.S.E. SANITARY SEWER EASEMENT
- () RECORD INFORMATION
- POWER POLE
- O.H. OVERHEAD UTILITIES

Sanitary Sewer Easements in V.1794, P.548 and V.1796, P.19 do not appear to affect the subject premises.

Electric and Telephone Easement in V.2128, P.106 and V.2128, P.104 do not appear to affect the subject premises.

30 0 30 60 90 Feet

BEING ADJ. THAT CERTAIN 0.991 ACRES TRACT OF LAND OUT OF THE ISSAC DECKER LEAGUE BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

COUNTY: TRAVIS STATE OF TEXAS STREET ADDRESS: 4807 MANCHACA ROAD
CITY: AUSTIN REFERENCE WIRE: JOLICO FAMILY LTD.

B&G Surveying, Inc.
Victor M. Garza R.P.L.S.

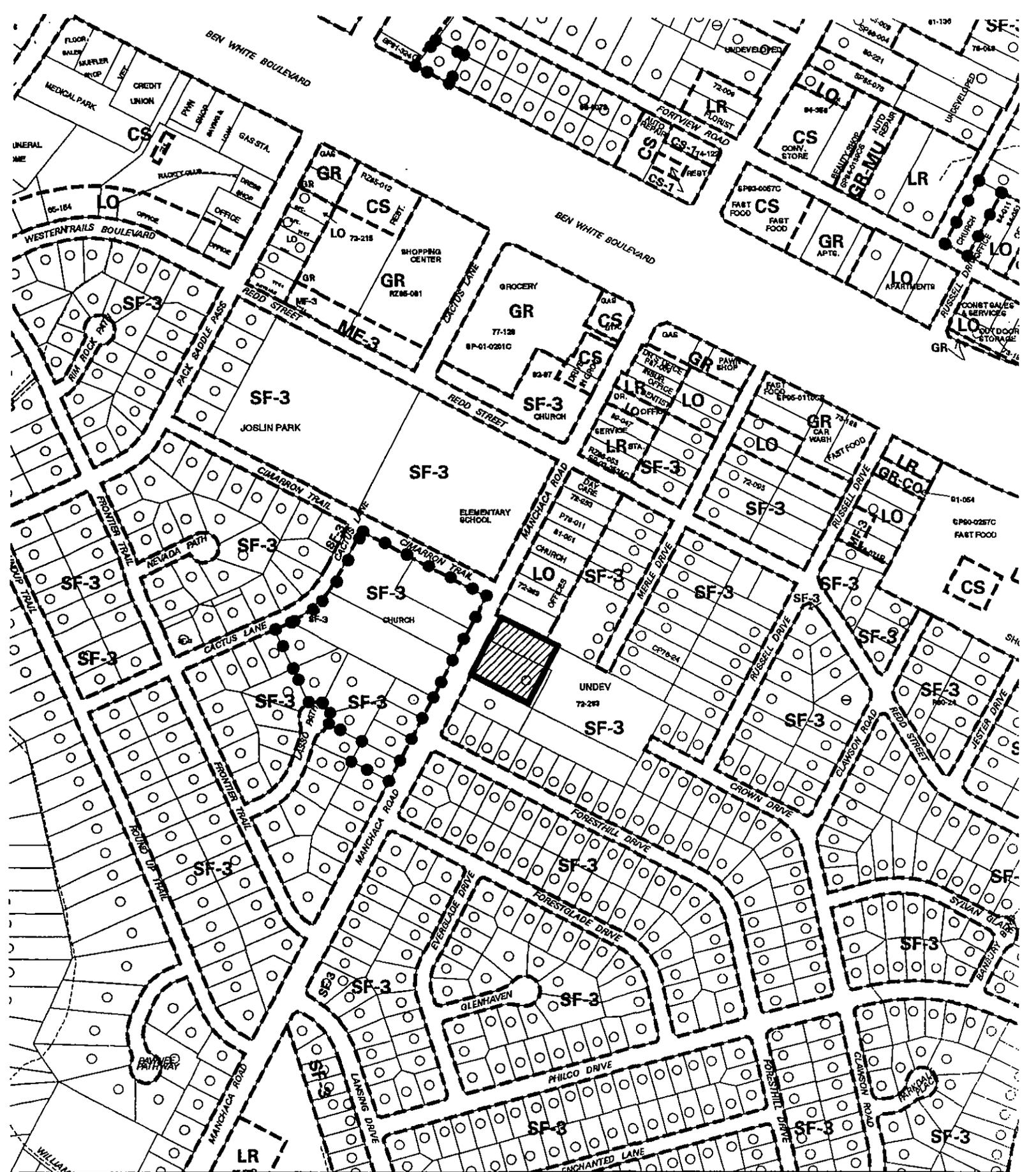


Office 512-436-8868
Fax 512-436-8845
1404 West North Loop Blvd.
Austin, Texas 78750

THIS AREA IS NOT DEPICTED AS BEING IN A SPECIAL FLOOD HAZARD AREA AND FROM FLOOD ELEVATION AND MAP SHOWS THAT UNDER 5'-0" IT IS REPRESENTED AS IN Zone X, HOWEVER AT PRESENT TIME NO ELEVATIONS, BASED ON 5'-0" ELEVATION HAVE BEEN DETERMINED AND INFORMATION IS BEING SOLELY ON THE BASIS OF THE SURVEYOR'S BEST BELIEF. THE SURVEYOR DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED BY HIM AND DOES NOT BELIEVE THAT THE PROPERTY AND FOR THE STRUCTURES THEREON WILL BE FREE OF FLOOD DAMAGE. FOR FURTHER INFORMATION CONTACT YOUR FLOOD PLAN ADMINISTRATOR.

DATE	BY	SCALE	REVISION	DATE
07/13/04	DAVID S.	1" = 30'	FIELD WORK	07/08/04
	DAVID S.		OFFICE	7/13/04
	DAVID S.		FINAL CHECK	7/13/04
	DAVID S.		CORRECTIONS	7/13/04
	DAVID S.		ADD DATA	06/19/04

200-1262




 SUBJECT TRACT 
 PENDING CASE 
 ZONING BOUNDARY 
 CASE MGR: W. WALSH

ZONING EXHIBIT 13
 CASE #: C14-04-0152
 ADDRESS: 4607 MANCHACA RD
 SUBJECT AREA (acres): 0.991

DATE: 04-10
 INTLS: SM

CITY GRID
 REFERENCE
 NUMBER
 G19

1" = 400'